

**DISTRICT ADVISORY BOARD
DISTRICT IV**

December 6, 2000

7:00 p.m.

Stanley/Aley Community School Center, 1749 South Martinson

www.wichitagov.org

Members Present

Dorman Blake
Iola Crandall
Bonny Johnson-Patrick
Tom Kessler
Edwin Koon
Jerry McGinty
Paul Ward
Wayne Wells
Bea Vickers

Members Absent

Council Member Bill Gale
June Bailey
Chris Carraher

Guests

Tony Timpy	Mark Bradshaw
Dave Baron	Rian Harkins
Ray Rancuret	Joan Tasset
Andy Bias	Kurt Skinner
Jameel Al-Souqi	Mark Cox

ORDER OF BUSINESS

At 7:00 p.m. President Pro Temp, **Edwin Koon**, called the meeting to order. **Dorman Blake (Kessler)** moved to approve minutes. (8-0) **Bonny Johnson Patrick (Blake)** moved to accept the agenda. (8-0)

PUBLIC AGENDA

At this time the DAB will hear public comments regarding individual citizen comment on issues not on the agenda pertaining to the City of Wichita.

None Submitted.

NEW BUSINESS

1. Tax Credit Development Project

Mark Cox, Private Developer, will address property development in the general area of Seneca and 42nd Street South, which may be eligible for a tax credit. Conditions of the credit include neighborhood notification and a public hearing.

Recommended Action: Provide Recommendation

Mark Cox reviewed material submitted for the project. The proposal will redevelop 18 lots as Multi-Family "MF" residential units. The project does not require rezoning and the plan is to construct four-

plexes throughout the site. The program would be a Section 42 Tax Credit development. **Cox** took questions from the DAB.

Iola Crandall asked if the plan develops the lot on Adamson, **Cox** stated there is no clear intention of specific development as yet. **Crandall** inquired if housing would be one story only and **Cox** responded “Yes” but shelter would be provided to tenants.

Bonny Johnson-Patrick asked if the site would be a gated community, **Cox** stated access to the development would be through existing access points.

Blake inquired on the ownership of lot #11. **Cox** stated lot #11 is a new liquor store and lot #1 is a “Dog –N- Shake”.

Bonny Johnson-Patrick (Crandall) moved to approve the request. (8-0)

2. Delano Development Plan

Rian Harkins, Associate Planner, Metropolitan Area Planning Commission, along with a representative from the Law – Kingdon Group will provide an overview of the recently completed Delano Business and Neighborhood Plan.

Recommended Action: Provide Recommendation to Wichita City Council and MAPC

Rian Harkins presented the final draft of the Delano Development Plan as completed by the Law Kingdon Group. The plan encompasses neighborhood redevelopment and priorities were established by a steering committee composed of neighborhood, business, and clergy members from within the Delano community. **Harkins** reviewed highlights of factors impacting the area. Factors of the area include: a diverse and historic neighborhood; uncoordinated land use patterns with a large mix of commercial and limited industrial zones, some of which abut residential neighborhoods; conflicts due to the land use mixture.

Harkins reviewed plan proposals which include placing additional “gateways” to the neighborhood and the museum district; three levels of “gateways” in selected locations; and consistent streetscape; redevelop properties along Kellogg, near Friends University, as zero lot line structures to reduce noise pollution in the area. Increase the number of parks in the area; create an “urban village”, which integrates office retail and residential uses; create scenic pedestrian pathways, and integrate with City’s tourism plan. **Harkins** stated the steering committee would be engaged by the City to establish priorities and create a definitive plan. **Harkins** opened the matter for discussion.

Paul Ward asked how the noise buffer along Kellogg would be integrated, **Harkins** responded with landscaping and parking closer to Kellogg, the new zero lot line properties would be constructed with sound abatement to help reduce noise. **Iola Crandall** stated the plan has been constructed with a lot of time and preparation and looks marvelous.

Ward asked if McLean Boulevard would be closed at Douglas Avenue and **Harkins** stated “No” it is too stay open. **Iola Crandall** asked if a “gateway” was to be placed at McLean and Douglas, **Harkins** stated “No”. **Ray Rancuret**, Delano Neighborhood Association President, stated a non-profit development corporation would be formed to help fund plan and assist citizens to bring existing home to code compliance.

Wayne Wells (Vickers) motioned that DAB IV recommend approval of the plan. (9-0)

3. Environmental Health Code Overview

Mark Bradshaw, Environmental Health Code Enforcement Supervisor, will provide an overview on his sections roles, responsibilities, and functions.

Recommended Action: Receive and File

Bradshaw reviewed common violations enforced by his department. Such violations include: too many animals on a premises; inoperable or abandoned vehicles; open and run down buildings, wastewater surfacing; insects, rodents, and pest nuisances; and illegal dumping.

Dorman Blake asked what could be done to prevent or alleviate storage of vehicles in a residential backyard. **Bradshaw** stated there is no limit for vehicle storage, as long as, the vehicles are operable. **Tom Kessler** inquired on the process for enforcing the number of felines on a residential property, **Bradshaw** stated it is hard to prove the exact number of cats on a premises and that neighbors would have to testify in court as to the number of cats on premises.

Wayne Wells inquired on tall grass and weed enforcement, because a lot just north of Lawrence Dumont Stadium has tall weeds. **Wells** also asked removal of bulky waste and **Bradshaw** stated that such waste is difficult to remove.

PLANNING

4. CON2000-050

The applicant David & Palmer Properties, c/o George David and agent John Tasset, is requesting a Conditional Use for outdoor vehicle and equipment sales on property zoned “LC” Limited Commercial. The case will be heard by the MAPC on Thursday, December 7, 2000 no earlier than 1:45 p.m. in the Planning Department Conference Room, 10th Floor, City Hall.

Barry Carroll, Associate Planner, MAPD, reviewed the facts of the case. The area is currently zoned “LC” Limited Commercial and needs a conditional use to allow car sales. The site is clean and is one-half acre with access from the north of Seneca Street and South from 42nd Street South. Businesses surround the entire site.

Carroll stated the MAPD recommends denial based on the following. The zoning and character of the neighborhood. The suitability of the property for the uses to which it has been restricted. The length of time the subject property has remained vacant as zoned. Extent to which removal of the restrictions will detrimentally impact nearby property. Impact of the proposed development on community facilities. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies.

John Tasset, agent for the applicant, George David, reviewed the case for his client. The site is to be used for vehicle rental, fifteen passenger vans, light truck rentals, and eventually cars. The primary business is automobile rentals. Currently the area has two rental businesses located in the 1600 and 2800 block of South Seneca. **Tasset** stated the landscape screening should be waived for the property.

Dorman Blake inquired on the site and the owners intended use. **Tasset** responded fifteen passenger vans and would open the east side of the lot for vehicles. **Blake** followed up, inquiring on the number of vehicles in question, the agent did not know. **Blake** stated he felt vans would be too large for the site, obstructing the view.

Barry Carroll stated the use of the property as a rental was new information to MAPD staff, however such a use still requires a conditional use permit and that he doubts landscape screening could be waived.

Bonny Johnson-Patrick inquired if conditional use zone would be transferable to other businesses if the applicants business left. **Carroll** stated "Yes".

Dorman Blake (McGinty) moved to deny based on the defined reasoning set forth in the MAPD staff report. (9-0)

5. CON2000-053

The applicant BRZ Investment, Inc, Douglas Storage and agent Greg Ferris, is requesting a Conditional Use to permit a 150-foot high communication tower on property zoned "GC" General Commercial. The case will be heard by the MAPC on Thursday, December 7, 2000 no earlier than 2:15 p.m. in the Planning Department Conference Room, 10th Floor, City Hall.

Barry Carroll, Associate Planner, MAPD reviewed the facts of the case and presented staff recommendation. The applicant is seeking a conditional use permit to place a 150-foot wireless communication tower. The applicant had previously applied for an administrative permit, which was denied. The proposed site has 2400 square feet and is bounded by Douglas Street to the north, Kessler Street to the west, and has an equipment compound area of 60' X 40'. Landscape screening is required for the site. The school district currently has a lattice tower placed at Mayberry Middle School but does not have an existing policy to address this matter. A process is currently underway to hire a consultant to address the tower situation.

Wayne Wells inquired if a cell tower collapses can it be rebuilt without reapplying for another conditional use permit? **Barry Carroll** stated "Yes".

Greg Ferris, Agent addressed the applicant's perspective. **Ferris** stated the school district is not addressing the area in question, therefore alternative solutions or sites must be investigated and addressed. The tower site request will have solid screening complete with trees and shrubs and the tower will be of monopole design and construction. The site area is commercial and industrial zoning and no opposition is present. The applicants are trying to conform to the Wireless Master Plan while attempting to better serve residential areas. **Ferris** answered DAB Member questions.

Tom Kessler inquired on the number of companies on one tower and **Ferris** responded initially, one with room for three others, totaling four separate companies. **Dorman Blake** asked if placing three other companies on the poll would compete with school district space. **Ferris's** response was possibly. **Paul Ward** inquired on the range of one tower. **Ferris** responded the service is predominately local service in the residential areas.

Bonny Johnson-Patrick inquired on the number of Cricket Towers, **Ferris** stated Horizon builds the tower and lease the space to Cricket, currently there are 15 towers under construction. **Bea Vickers** asked if monopoles exist in residential areas. **Ferris** stated that one or two exist in residential areas the applicant's look to place towers only in Limited Commercial and General Commercial zoned areas. **Vickers** inquired if the company has received noise complaints from monopoles and **Ferris** indicated most noise is generated from lattice towers from guide wires.

Iola Crandall stated her neighborhood has a monopole tower and she has heard no complaints or concerns from neighbors. **Jerry McGinty** inquired if the MAPD has received any calls or complaints. **Barry Carroll** stated that no calls were received. **McGinty** asked what the meaning of "closed structure" **Ferris** stated the term is used in the Wireless Master Communication Plan.

Wayne Wells (Crandall) motioned to support the application with the inclusion of a screening requirement. Motioned Passed (9-0)

NEIGHBORHOOD AGENDA

6. Neighborhood Calendar

DAB Members and Private Citizens may announce neighborhood and community happenings and place events on the District IV Calendar.

Recommended Action: Review and File.

Wayne Wells, Delano Neighborhood Association, no December meeting, next meeting in January.

Iola Crandall, Sunflower Neighborhood and Business Association, newsletter due to be completed in January next meeting is February.

Paul Ward, Southwest Neighborhood Association, burglaries in the area include incidents at Lee's Cleaners and the Hong Kong Restaurant, one incident reported lower than the previous year.

Ed Koon, Orchard Breeze, Christmas Party December 21, 2000.

Bonny Johnson-Patrick and **Jerry McGinty**, Southwest Village, Christmas light judging is underway.

Bonny Johnson Patrick (McGinty) motioned for adjournment, (9-0).

Meeting adjourned 9:25 p.m.

Respectfully Submitted,

Brian W. Silcott, Neighborhood Assistant